

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

AUGUST 30, 2019



DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
303 S. 3rd St. Rezone property from RT-4 to CBD-2	<ul style="list-style-type: none"> Map Amendment 	PH Scheduled 9-17-19			
RTM Fox River LLC Subdivision S. 4th Ave., south of South Ave. Subdivide vacant parcel into 2 single-family lots (EJ)	<ul style="list-style-type: none"> Minor Subdivision 	Scheduled 9-3-19			
Smith Road Estates (Brook Toria) NW Corner of Smith Rd. & Pheasant Trail 16 single family lots (EJ)	<ul style="list-style-type: none"> Annexation Map Amendment Special Use for PUD PUD Prelim. Plan Final Plat of Sub. PUD Final Plan 	PH held and continued 7-17-18; Continued PH held and closed, Approved 8-7-18	Approved 8-13-18		Plan review comments provided.
Legacy Business Center PUD- East Side Retail Center Commercial outlots along Kirk Rd. (RC)	<ul style="list-style-type: none"> Special Use (PUD Amendment) Preliminary Plan 	Approved 4-16-19	Approved 5-20-19 (Gov't Ops)		Plan review on hold, waiting for additional information from applicant.

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Ch. 17.14, 17.20, 17.24, 17.30 Recreational Cannabis uses	City Staff	PH Scheduled 9-17-19			

FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
Cityview 895 Geneva Rd. 4-lot single-family subdivision	N/A	Approved 6-11-18	Approved 9-17-18	9-17-20	Final Plat to be submitted for signatures.
Parkside Reserves 1337 Geneva Rd. Three lot townhome subdivision; 1 building, 3 townhome units	Approved 9-19-17	Approved 10-9-17; IGA approved 5-14-18	Approved 5-21-18	5-21-20	IGA with Geneva signed. Final Plat of Subdivision to be submitted for signatures.
Crystal Lofts Townhomes 214 S. 13th Ave. Subdivision of Phase 1	Approved 9-4-18	Approved 9-17-18	Approved 11-5-18	11-5-20	Mylar submitted for City signatures. Waiting for financial guarantee.
Baker Field /Fifth St Subdivision 900 S. 5 th St. 3-lot single-family subdivision	Approved 7-2-19	Approved 7-8-19	Approved 7-15-19	7-15-21	Mylar submitted for City signatures.

BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Meijer Outlot Development SW corner of Rt. 38 & Randall Rd.	PUD Plan approved by City Council. 3 commercial buildings on outlot in Meijer parking lot	Steel/framing for first two buildings underway. Building permit for Wahlburgers under review. Buildout permit for Starbucks under review.
St. Charles Police Station 1515 W. Main St.	New police facility at former Valley Shopping Center location	Final Inspections underway.
Valley Ambulatory 2475 Dean St.	23,000 sf surgery center at Leroy Oaks Business Park	Final certificate of occupancy issued, project completed.
First Street Building 2 50 S. 1 st St. 5 story mixed use building	PUD Plan approved by City Council. Historic Pres. COA approved 3-21-18.	Exterior brick work complete.
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	Project more than half under construction or completed.
Prairie Centre – Buildings E & F2 Former St. Charles Mall site; Rt. 38, S of Prairie St., E of Randall Rd.	Located east of the roundabout; 96 residential units PUD Plan approved by City Council	Building F2- Model final completed, starting inspections on individual units in building. Building E framing nearing completion.
Anthony Place at Prairie Centre Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	Footing & foundation work underway. Vertical construction underway.
Crystal Lofts Townhomes NE corner of 13 th & Indiana Ave.	PUD Plan approved by City Council 14 townhomes; 9 in existing bldg., 5 in new addition	Waiting for Final Plat to be recorded (financial guarantee needs to be submitted).
Extreme Clean Express Car Wash 1625 W. Main St.	Special Use approved by City Council. Automatic drive-thru car wash	Permit issued, under construction.
60 S. 14th St.	8-unit, 2-story apartment building	Revised plans submitted, under review.
2435 W. Main St. The Learning Experience	10,000 sf daycare center, lot west of Buona Beef	Waiting for additional information.
Tin Cup Pass shopping center NW corner of Main St. & Tyler Rd.	Exterior renovation.	Demolition permit issued. Renovation plans under review.